

PROJECT DATA

PROJECT INFORMATION	PROJECT DESCRIPTION THIS PROJECT CONSISTS OF A 3-MULTI-FAMILY RESIDENTIAL BUILDINGS WITH ONE LEVEL PARKADE / FIVE LEVELS OF RESIDENTIAL					
	BUILDING CODE THE APPLICABLE BUILDING CODE IS THE BCBC OF THE 2018 INCLUDING ALL ADDENDA					
	PROJECT DATA					
	MUNICIPAL ADDRESS	801 RYAN ROAD				
	LEGAL DESCRIPTION	LOT 1, SECTION 14, COMOX DISTRICT, PLAN 27905 EXCEPT PARTS IN PLANS 38112 AND VIP53727				
	CURRENT ZONING: C1-A	COMPARABLE ZONING	PROPOSED	NOTES		
		R4-A	CD			
	MUNICIPALITY	COURTENAY				
	LOT AREA (SF)	216,042.55 SQ FT (20,071m ²) (4.96 ACRES / 2.0 HA)				
	DENSITY	247 UNITS / 4.96 Ac = 50 DU/ACRES (123.5 UNITS/HA)				
	LOT COVERAGE % (m ²)	PERMITTED		PROPOSED		
		-	-	25 %	5,013 m ²	
	BUILDING SETBACKS	REQUIRED	FRONT	REAR	INTER. SIDE	CORN. SIDE
			19'-8 1/4" (6.0m)	19'-8 1/4" (6.0m)	9'-10 1/8" (3.0m)	-
		PROPOSED	24'-7 1/8" (7.5m)	19'-8 1/4" (6.0m)	9'-10 1/8" (3.0m)	-
PERMITTED			PROPOSED			
14 m		17.32 m				
USABLE OPEN SPACE	UNIT COUNT (247) X 20 m ² = 4,940 m ²		DECK = UNIT COUNT * AREA			
	DECK 1 : INDIVIDUAL UNITS		DECK 1 = 247 * 7.0 = 1,729.00			
	DECK 2 : CORNER UNITS-ROOF DECKS		DECK 2 = 10 * 14.8 = 148.80			
	DECK 3 : COMMON ROOF DECKS		DECK 3 = 2 * 224.8 = 449.60			
		2,326.60m ²				
OUTDOOR AREA 1 : COMMUNITY GARDEN, CHILDREN'S PLAYGROUND AND PATHWAY		OUTDOOR AREA 1 = 2,034.00				
OUTDOOR AREA 2 : SOUTH EAST CORNER		OUTDOOR AREA 2 = 422.70				
OUTDOOR AREA 3 : COVERED GAZEBO AND DOG RUN AREA		OUTDOOR AREA 3 = 232.00				
		TOTAL = 2,688.70m ²				
		TOTAL = 5,015.30m ²				
INDOOR AMENITY SPACE	-		DOG WASH = 18.00m ²			
	-		BUSINESS CENTRES = 177.00m ²			
FLOOR AREA RATIO	PERMITTED		PROPOSED			
	1.33		1.22			
	-		24,509 m ²			
	PARKADE AREA NOT INCLUDED					
	AREA					
BUILDING A	63,906 SQ FT (5,937m ²)					
	BUILDING B		99,955 SQ FT (9,286m ²)			
	BUILDING C		99,955 SQ FT (9,286m ²)			
	TOTAL		263,816 SQ FT (24,509m ²)			
UNIT BREAKDOWN *EXCLUDES DECKS / PATIOS	UNITS	TYPE	NUMBER			
		1 BED / 1 BATH	47			
		2 BED / 1 BATH	27			
		2 BED / 2 BATH	147			
		3 BED / 2 BATH	26			
TOTAL		247				
PROPOSED PARKING 1.21 STALLS/ D. U. 247 UNITSx1.21=300 STALLS	PARKADE	SURFACE	TOTAL	VISITOR 10%		
	SMALL CAR 2.5x4.6	16		6 SC		
	STANDARD CAR 2.75x5.5	144	134	24		
	ACCESSIBLE	6	-			
	TOTAL	144	156	300	30 VISITOR	
REQUIRED PARKING 1.50 STALLS/ D. U.	REQUIRED					
	247 UNITS x 1.50	370 TOTAL	SMALL CAR= 10% OF TOTAL NUMBER OF STALLS			
		VISITOR STALLS= 10% OF TOTAL NUMBER OF STALLS				
BIKE STORAGE 1 : 1	REQUIRED		PROVIDED			
	SHORT TERM	-	-	32		
	LONG TERM	-	-	254		
		247		286		

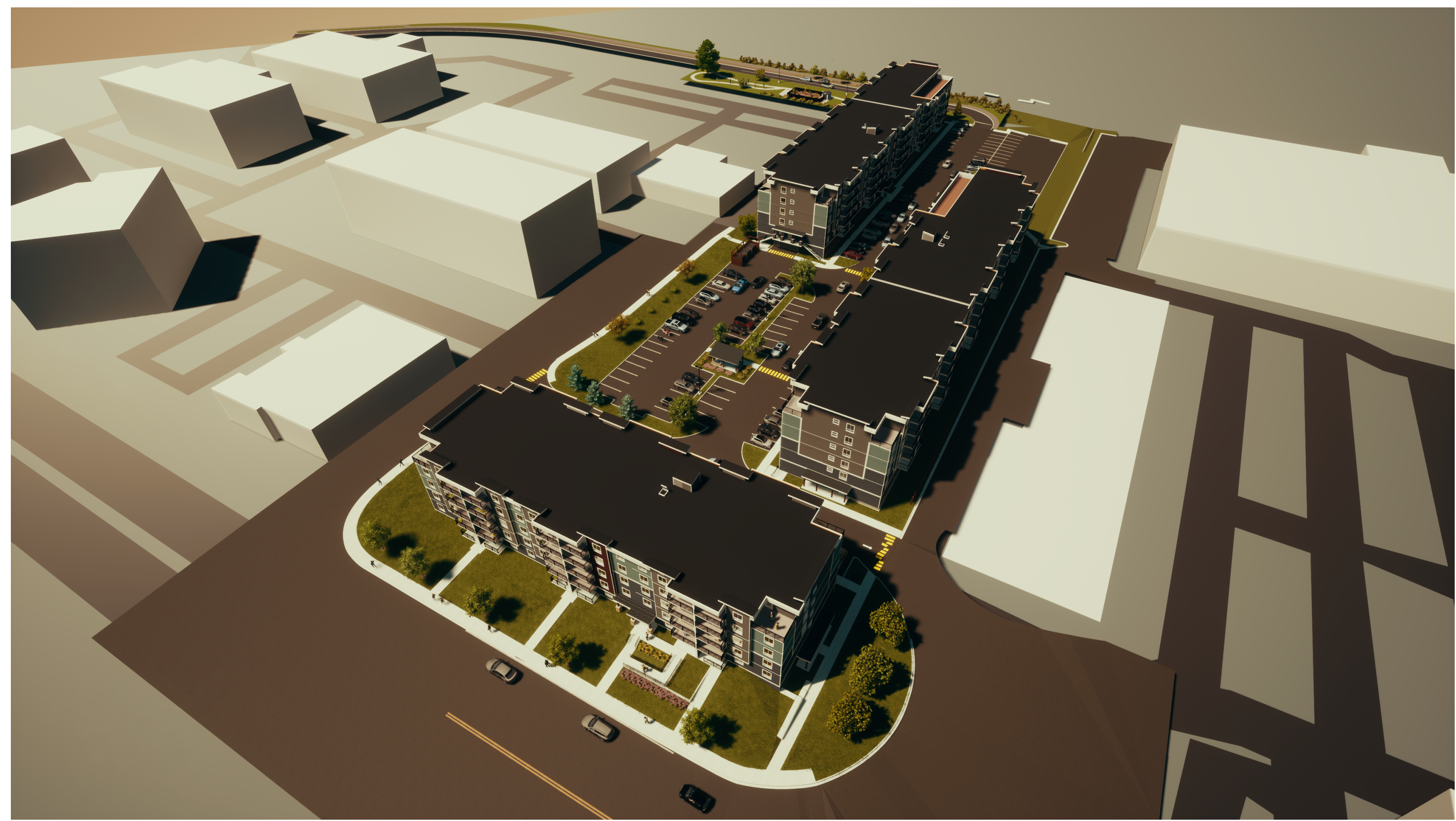
DRAWING INDEX

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A1.01	SITE PLAN COLOUR
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A1.4	SITE ACCESSORIES
A1.5	SITE ACCESSORIES
A1.6	SITE PERSPECTIVE
A1.7	SITE PERSPECTIVE
A1.8	SITE - OFFROAD
A3.1	ELEVATIONS 1 OF 2 - BUILDING A
A3.2	ELEVATIONS 2 OF 2 - BUILDING A
A3.3	ELEVATIONS 1 OF 2 - BUILDING B
A3.4	ELEVATIONS 2 OF 2 - BUILDING B
A3.5	ELEVATIONS 1 OF 2 - BUILDING C
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A3.12	COLOUR ELEVATIONS 2 OF 2 - BUILDING C

VICINITY MAP

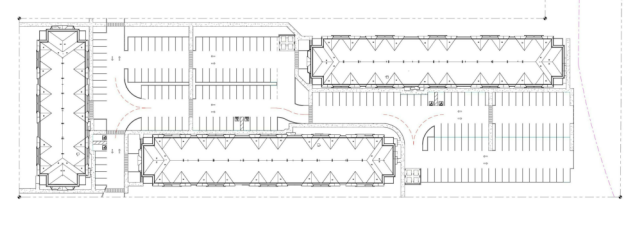


VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION



THIS IS AN ARTIST'S RENDERING BASED ON CURRENT DEVELOPMENT CONCEPTS. WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEE IS MADE THAT THE FACILITIES DEPICTED WILL BE BUILT, OR IF BUILT, WILL BE OF THE SAME TYPE, SIZE, OR NATURE AS DEPICTED.

SITE MAP:



PROJECT STATUS:

RE ISSUED FOR REZONING

Revision Schedule

No.	Description	Revision Date
A	CITY PRE-APP	03/05/2020
B	ISSUED FOR VENDOR APP.	06/05/2020
C	ISSUED FOR REZONING	07/09/2020
D	RE-ISSUED FOR VENDOR	08/04/2020
E	GRADING REVISIONS	11/24/2020
F	ACCESS TO PARKADES REV	12/03/2020
G	TUNNER RD ACCESS	01/05/2021
H	REISSUED FOR REZONING	05/04/2021
J	REV MULTI USE PATH WIDTH	06/07/2021
K	REISSUED FOR REZONING	07/09/2021
	REISSUED FOR REZONING	09/15/2021

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABLE, ARCHITECT ABC, T. 604-682-6818

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

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PROJECT NAME:

GLENHART VIEWS

PROJECT NUMBER:

-

ADDRESS:

801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:

COVER SHEET

DRAWN BY: PD

CHECKED BY: RF

DATE: 09/15/2021

SCALE: 1 : 48

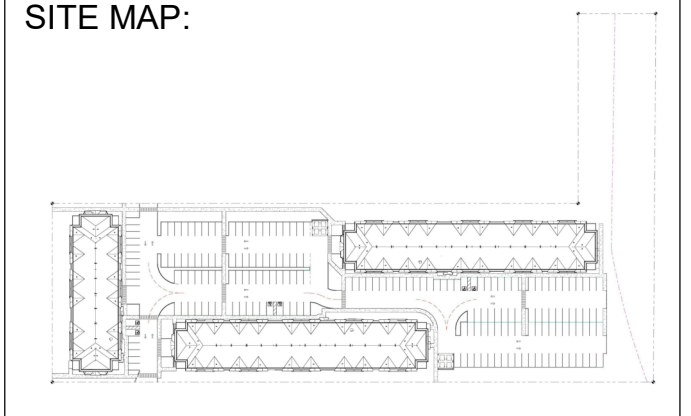
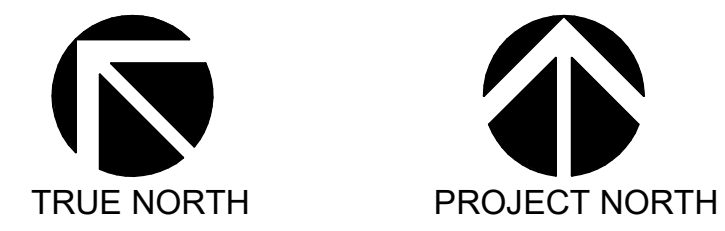
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A0.0

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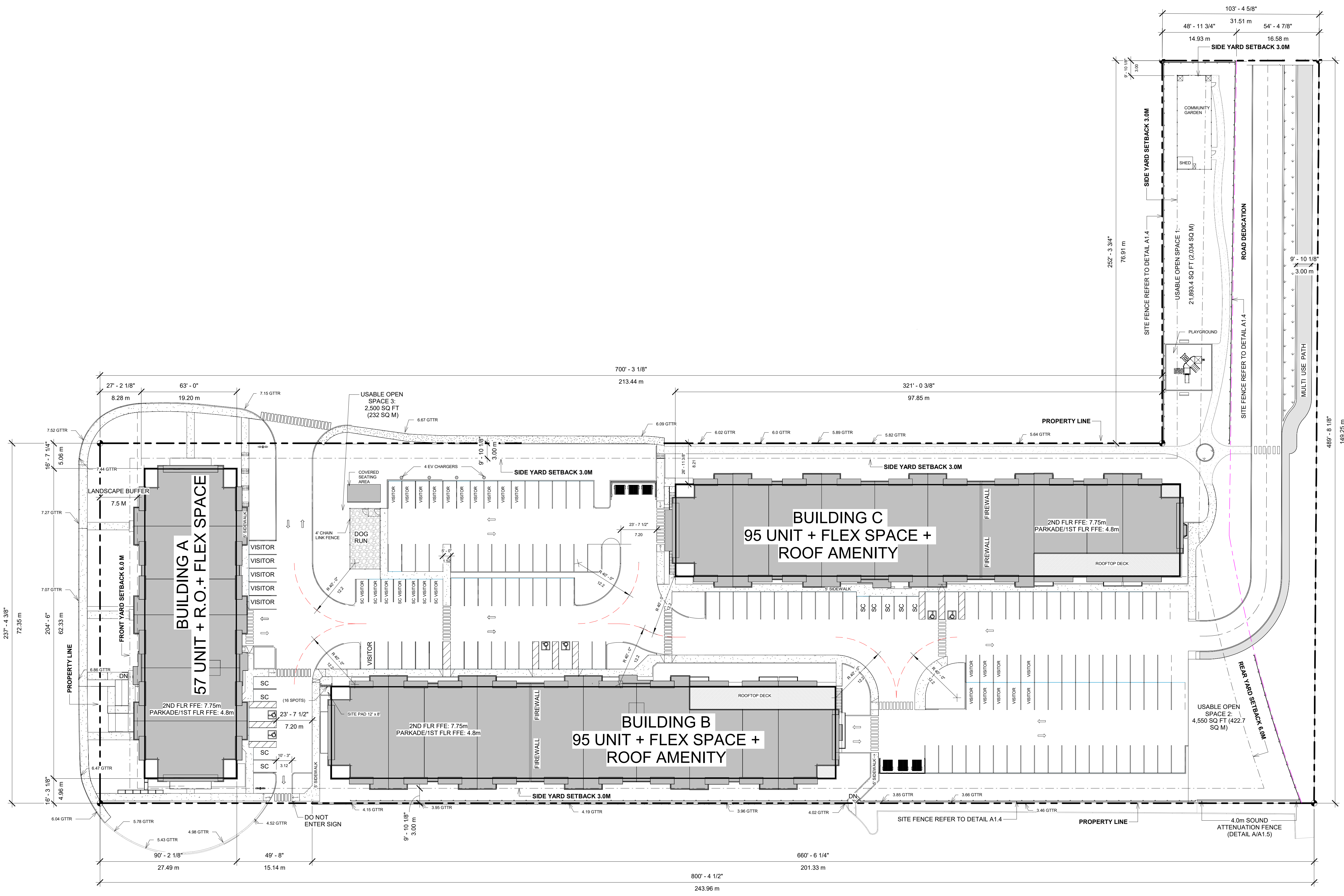
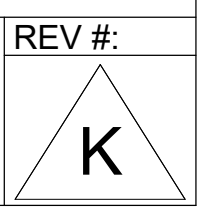
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GLENHART VIEWS

PROJECT NUMBER:
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ADDRESS:
801 RYAN ROAD
COURTENAY, BC

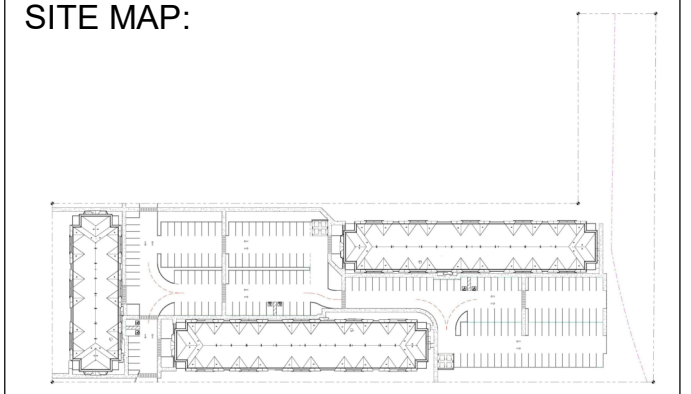
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SITE PLAN

DRAWN BY: PD
CHECKED BY: RF
DATE: 09/15/2021
SCALE: 1 : 360
DRAWING #: **A1.0**



1 SITE PLAN LAYOUT
1 : 360

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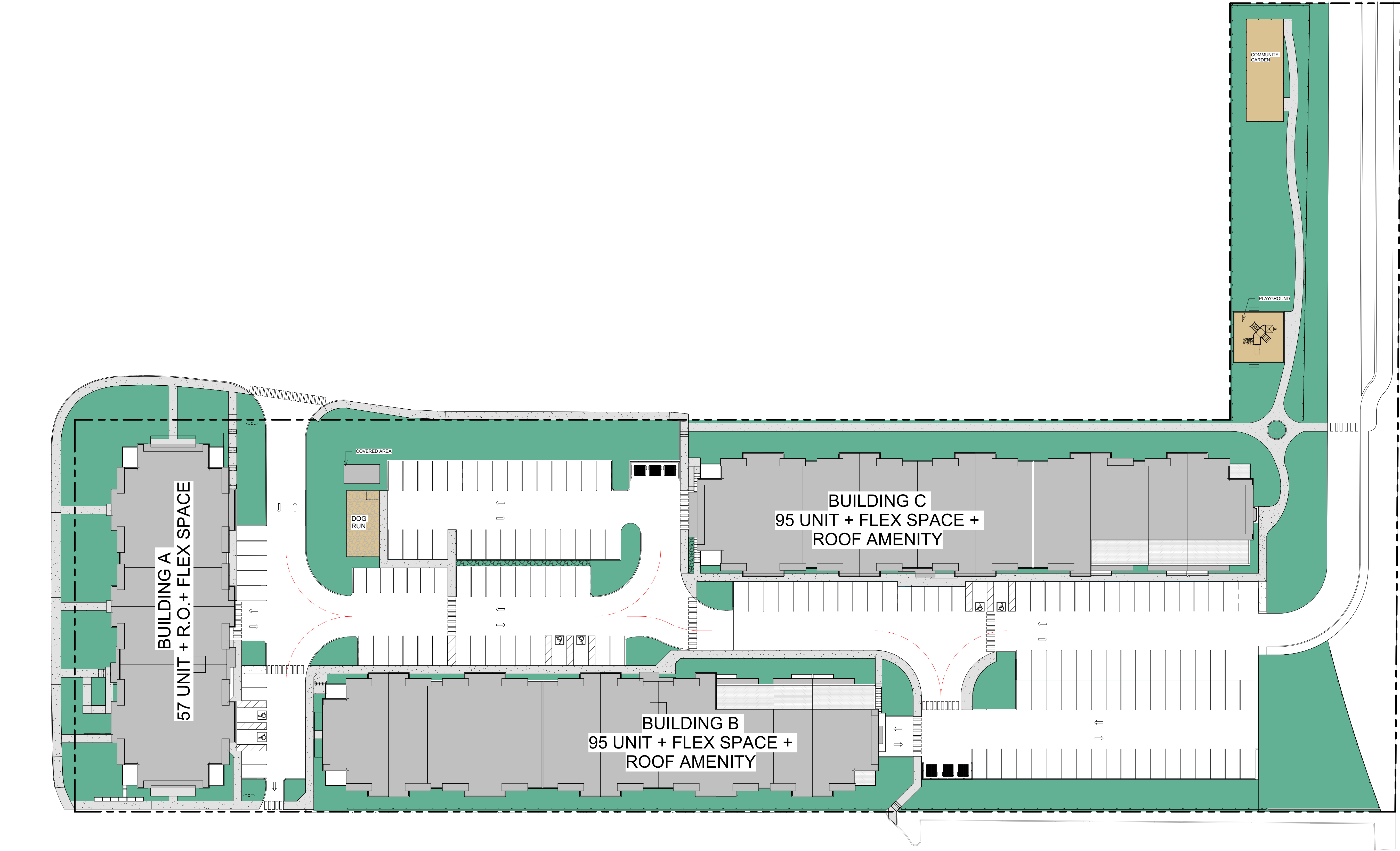
PROJECT NUMBER:
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ADDRESS:
801 RYAN ROAD
COURTENAY, BC

DRAWING TITLE:
SITE PLAN COLOUR

DRAWN BY: Author
CHECKED BY: Checker
DATE: 09/15/2021
SCALE: 1 : 360

DRAWING #: **A1.01** REV #: **K**



1 SITE PLAN COLOUR
1 : 360

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